

Environmental Health Referral Response - commercial use

Application Number:	DA2019/1279
To:	Renee Ezzy
Land to be developed (Address):	Lot 307 DP 727043 , 1710 Pittwater Road BAYVIEW NSW 2104

Reasons for referral

This application seeks consent for one or more of the following:

- Food premises, or
- Backpackers/Boarding house, or
- Mortuary, or
- Skin penetration, accupuncture, tattoo, beauty salon, or
- Public pool

And as such, Council's Environmental Health and Protection officers are required to consider the likely impacts.

Officer comments

General Comments

Proposal to have formal consent for a food business. Environmental Health notes there is an existing kiosk, details were not included about the existing fit-out, thus we have made conclusions based upon the need for full-scale operations.

Environmental Health recommends approval with appropriate standard conditions for a commercial operation of this type.

Recommendation

APPROVAL - subject to conditions

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Health and Protection Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Blank condition for operational conditions - replace this heading with your condition heading

The use of amplified sound equipment must not be audible in nearby dwellings between 10:00PM to 7:00AM Monday to Friday, and 10:00PM to 8:00AM on Saturdays, Sundays and public holidays, and no

more than 5 dB(A) above background level at all other times when measured from the boundary of the nearest affected residential premise.

Reason: To manage the impact of noise on sensitive residential receivers.

Registration of Food Business

The food business must be registered with the Appropriate Regulatory Authority.

Reason: Food premises are required to be registered with the Appropriate Regulatory Authority.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Kitchen Design, construction and fit out of food premises

The construction fit-out and finishes of the food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code, the Food Act 2003 and Australian Standard AS 4674 'Design, construction and fit out of food premises'. Prior to operation, certification is to be provided by a suitably qualified person that the fit-out complies with the above requirement.

Reason: To ensure that the kitchen complies with the design requirements.

Mechanical ventilation

Where Mechanical ventilation is required to be installed in the food premises it must comply with Australian Standard (AS) 1668.2 "The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings" Prior to any operation, certification is to be provided by a suitably qualified person that the mechanical ventilation complies with the above requirements.

Reason: To ensure that the installed mechanical ventilation complies with the requirements of the Australian Standard 1668.2.

Grease arrestor

Where a grease arrestor is to be installed as per Sydney Water requirements, the grease arrestor must not be located within the kitchen.

Reason: To prevent pest harbourage and attraction.

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